

## **Just Cause Eviction**

### ***Summary and Benefits:***

Just cause eviction ordinances protect tenants from arbitrary, discriminatory or retaliatory evictions, while ensuring that landlords can lawfully evict tenants as long as they have a good reason. Just cause eviction ordinances are an important tool for promoting tenant stability, particularly in low-vacancy and expensive housing markets where landlords may be tempted to evict tenants in order to obtain higher rents. Benefits of just cause eviction ordinances include the following:

- limits the ability of landlords to evict existing tenants
- protects tenants who have short term (month-to-month) leases
- slows down rapid increases in rent
- stabilizes communities by slowing down evictions and decreasing turnover rates

### ***Potential Policies:***

- Partner with local non-profit to provide tenant rights education and mediation services
- Consider just cause eviction ordinances or provisions that:
  - Specify actions that can lead to a just cause eviction, such as:
    - Failure to pay rent
    - Use of premises for illegal purposes
    - Failure to follow rules and regulations the landlord has for the tenants of the building
    - Failure to meet obligations toward the property as required by state law
    - Landlord seeks to recover possession of the rental unit for landlord's own use as principal residence or for the use of landlord's family members as principal residence
    - Landlord seeks to permanently remove rental unit from the housing rental market
  - Require landlord to specify just cause in the notice of termination
  - Allow expedited review of unjust evictions

### ***Model Ordinances/Useful Sources:***

- City of East Palo Alto, link: <http://www.ci.east-palo-alto.ca.us/index.aspx?NID=469>
- City of Oakland:  
<http://www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment/DOWD008793>
- City of Berkeley: <http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=9284>
- PolicyLink - Just Cause Eviction Controls:  
<http://www.policylink.org/site/pp.aspx?c=lkIXLbMNJrE&b=5138069>